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## FAIRFAX COUNTY ZONING ORDINANCE

## **ARTICLE 13**

### **LANDSCAPING AND SCREENING**

#### **PART 1      13-100   GENERAL PROVISIONS**

##### **13-101      Purpose and Intent**

The purpose and intent of this Article is to preserve and promote the health, safety and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to conserve properties and their values; to preserve the character of an area by preventing harmful effects of potentially dissimilar uses; and to encourage the appropriate use of land. More specifically this Article is intended to minimize the impact of dissimilar uses on adjoining or nearby uses by requiring a screen or buffer between the uses in order to lessen the impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusion, and other objectionable activities or impacts conducted on or created by an adjoining or nearby use. Additionally, this Article is intended to require the landscaping of certain parking lots in order to reduce the harmful effects of wind and air turbulence, heat and noise, and the glare of motor vehicle lights; to preserve underground water resources and to permit the return of precipitation to the ground water strata; to act as a natural drainage system and ameliorate storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; to provide shade; and to enhance the appearance of parking lots. Additionally, this Article is intended to require the preservation and planting of trees on sites to provide a specified percentage of tree cover in ten (10) years.

##### **13-102      Applicability**

The provisions of this Article shall apply to all development subject to the provisions of Article 17, except the following:

1. Site plans filed pursuant to a special permit, special exception or variance approved prior to December 10, 1977, or
2. Site plans filed pursuant to proffered conditions or a development plan approved by the Board of Supervisors prior to December 10, 1977.

##### **13-103      Administration**

The Director shall be responsible for the administration of this Article.

##### **13-104      Standards**

The following standards shall apply to the preservation, installation and maintenance of all landscaping, tree cover, screening and barriers required by the provisions of this Article.

1. The planting and maintenance of all trees and shrubs shall be in accordance with the provisions of the Public Facilities Manual.

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2. All trees required by the provisions of this Article shall be a minimum of five (5) feet in overall height at the time of planting, provided, however, the Director may approve deviations to minimum planting size requirements to allow for the use of seedlings under the modifications allowed by Par. 1 of Sect. 404 below.
3. Generally, planting required by this Ordinance should be in an irregular line and spaced at random.
4. Existing vegetation which is suitable for use in compliance with the requirements of this Article, and which is protected according to the provisions of the Public Facilities Manual, when supplemented so as to provide planting and screening in accordance with the purpose and intent of this Article, may and should be used as required planting. Existing vegetation in a Resource Protection Area may be used to meet the requirements of this Article upon the approval of the Director. Any addition or removal of vegetation in a Resource Protection Area shall be subject to the provisions of Chapter 118 of The Code. The addition of vegetation in a Resource Protection Area shall be indigenous or adaptable to the site without extraordinary measures and shall be approved by the Director.

### **13-105 Landscaping Plan and Planting Requirements**

1. A landscaping plan shall be submitted as required by the provisions of Article 17 and may be required for a minor site plan as determined by the Director.
2. Such landscaping plans shall be drawn to scale, including dimensions and distances, and clearly delineate all existing and proposed parking spaces or other vehicle areas, access aisles, driveways, and the location, size and description of all landscaping materials and tree cover in accordance with the Public Facilities Manual and the requirements of this Article.
3. The landscaping measures and tree cover required by this Article shall be shown on such plan, and shall be completed according to specifications prior to approval of any Residential or Non-Residential Use Permit in accordance with the provisions of Sect. 18-704.

### **13-106 Maintenance**

1. The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers as may be required by the provisions of this Article.
2. All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris.
3. Fences and walls shall be maintained in good repair. Openings within the barriers may be required by the Director for accessibility to an area for necessary maintenance.
4. When required tree cover is provided on individual lots in residential districts, the homeowner, subsequent to Residential Use Permit issuance, shall not be precluded from adding, removing or relocating tree cover.

## LANDSCAPING AND SCREENING

**13-107** (Deleted by Amendment #92-232, Adopted December 14, 1992, Effective December 14, 1992)

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### **PART 2      13-200      PARKING LOT LANDSCAPING**

#### **13-201      Interior Parking Lot Landscaping**

1. Any parking lot of twenty (20) or more spaces shall be provided with interior landscaping covering not less than five (5) percent of the total area of the parking lot. Such landscaping shall be in addition to any planting or landscaping within six (6) feet of a building, planting or landscaping required as peripheral planting by Sect. 202 below, and transitional screening as may be required by Sections 301 and 302 below.
2. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubs and other live planting material may be used to complement the tree landscaping, but shall not be the sole contribution to the landscaping.
3. The landscaping areas shall be reasonably dispersed throughout the parking lot.
4. The interior dimensions of any planting area shall be sufficient to protect all landscaping materials planted therein in conformance with the Public Facilities Manual.
5. The Director may waive or modify the requirements of this Section for any use in an I district wherein vehicles are parked or stored, provided the use is screened from view of all adjacent property and all public streets.
6. The Board, in conjunction with the approval of a rezoning or special exception, may approve a waiver or modification of the requirements of this Section. Such waiver or modification may be approved:
  - A. For an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and
  - B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.
7. In a Commercial Revitalization District, interior parking lot landscaping shall be provided in accordance with the provisions of that district.

#### **13-202      Peripheral Parking Lot Landscaping**

If any parking lot contains twenty (20) or more spaces and transitional screening is not required by Sections 301 and 302 below, then peripheral parking lot landscaping shall be required as follows:

1. When the property line abuts land not in the right-of-way of a street:
  - A. A landscaping strip four (4) feet in width shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.

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- B. At least one (1) tree for each fifty (50) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on fifty (50) foot centers.
- 2. Where the property line abuts the right-of-way of a street:
  - A. A landscaping strip ten (10) feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line.
  - B. At least one (1) tree for each forty (40) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on forty (40) foot centers.
  - C. Where peripheral landscaping required by this Section conflicts with street planting regulations of the Virginia Department of Transportation, the regulations of the latter shall govern.
- 3. The Board, in conjunction with the approval of a rezoning or special exception, may approve a waiver or modification of the requirements of this Section. Such waiver or modification may be approved:
  - A. For an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and
  - B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.
- 4. In a Commercial Revitalization District, peripheral parking lot landscaping shall be provided in accordance with the provisions of that district.



## LANDSCAPING AND SCREENING

### **PART 3      13-300      TRANSITIONAL SCREENING AND BARRIERS**

#### **13-301      Transitional Screening and Barriers, General Provisions**

1. Transitional screening and barriers shall be provided in accordance with the matrix presented at the end of this Article and in accordance with the provisions of this Section and Sections 302 and 303 below.
2. Transitional screening and barriers shall be provided within the zoning district and on the lot of the use indicated in the left column of the matrix where it is contiguous or across the street from land used or zoned for uses indicated across the top of the matrix.
3. Where the structure is to contain more than one use or category of uses as presented in the matrix, the more stringent requirements of the matrix shall apply; provided, however, that the Director may allow the lesser requirements of the matrix upon a finding that the need for the more stringent requirements has been eliminated by the arrangement of the uses.
4. The uses in the matrix are listed in abbreviated form. Other similar uses, as may be included in a listing presented in the district regulations, shall be subject to the same regulations as are presented for a use listed on the matrix.
5. In those instances where a proposed use and/or an existing use on the abutting property is not listed in the matrix, the Director, using the matrix as a guide, shall determine whether or not and to what extent transitional screening and barriers shall be provided.
6. In addition to the standards set forth in Articles 8 and 9 for a particular use, all uses allowed by special permit or special exception in a given district shall be required to provide transitional screening and barriers as determined by the BZA or Board, as the case may be, using the matrix as a guide.
7. In affordable dwelling unit developments which contain a mixture of different dwelling unit types, transitional screening and barriers shall not be required between different dwelling unit types within the affordable dwelling unit development.
8. In a Commercial Revitalization District, transitional screening and barriers shall be provided in accordance with the provisions of that district.

#### **13-302      Transitional Screening Requirements**

1. Transitional screening shall be required only at the outer boundaries of a lot and shall be provided except where driveways or other openings may be required.
2. Transitional screening may be provided within the required minimum yard.
3. There shall be three (3) different transitional screening requirements as identified on the matrix, which shall be provided as follows:
  - A. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of 25 feet wide and planted with:

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- (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet

OR

- (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.

- B. Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of 35 feet wide and planted with:

- (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet

OR

- (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet.

- C. Transitional Screening 3 shall consist of an unbroken strip of open space a minimum of 50 feet wide planted with:

- (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one large deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet, plus one medium evergreen shrub with an ultimate height of 12 feet or less for every 15 linear feet

OR

- (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet, plus 7 medium evergreen shrubs with an ultimate height of 12 feet or less for each 10 linear feet.

### 13-303

#### Barrier Requirements

1. Barriers shall be generally located between the required transitional screening and the use or activity in connection with which they are required where they will most adequately

## LANDSCAPING AND SCREENING

screen such activities from the existing or proposed first floor level of adjoining development as determined by the Director. Any bracing, supports or posts shall be on the side of the barrier facing the use which must provide the barrier.

2. Where options are presented on the matrix for a type of barrier, such option shall be available to the developer unless otherwise qualified.
3. In certain unusual circumstances of topography, or to alleviate certain specific problems, i.e., the blocking of glare, muting of noise, etc., the Director may require the use of an earth berm or more specialized fence material in lieu of, or in combination with, any of the barrier types set forth below.
4. There shall be different barrier requirements as identified on the matrix, which shall be provided as follows:
  - A. Barrier A shall consist of a 42-48 inch wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
  - B. Barrier B shall consist of a 42-48 inch solid wood or otherwise architecturally solid fence.
  - C. Barrier C shall consist of an evergreen hedge with an ultimate height of at least 42-48 inches and planted size of 36 inches.
  - D. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.
  - E. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
  - F. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.
  - G. Barrier G shall consist of a 6 foot chain link fence and may be required by the Director to have inserts in the fence fabric or to be coated.
  - H. Barrier H shall consist of one row of 6 foot trees averaging 50 feet on centers, such trees being a variety of types. This requirement may be omitted in cases where the building is 6 feet or less from the property line.

### **13-304 Transitional Screening and Barrier Waivers and Modifications**

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

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1. Transitional screening and barriers may be waived or modified between uses that are to be developed under a common development plan in the PDC or PRM Districts or a common development or site plan or series of development or site plans within a PRC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments.
2. Where the strict provisions of this Part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening and/or barriers may be waived or modified by the Director where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
4. The transitional screening yard width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall instead of the lesser barrier indicated by the matrix. This wall may be reduced to a height of six (6) feet where the Director deems such a height will satisfy the purpose and intent of this Part.
5. Transitional screening and barriers may be waived or modified where the adjoining land is designated in the adopted comprehensive plan for a use which would not require the provision of transitional screening between the land under site plan and the adjoining property.
6. Transitional screening and barriers may be waived or modified where the adjacent property is zoned to allow a use similar to that of the parcel under site plan.
7. Transitional screening and barriers may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.
8. Transitional screening and barriers may be waived or modified when the adjoining land is used for a sawmilling operation or for a wayside stand.
9. Transitional screening and barriers may be waived or modified where adjacent residential property is used for any use permitted by the Board of Zoning Appeals or the Board of Supervisors as a special permit or special exception use except nursery schools, day care centers, schools of general and special education.
10. Transitional screening may be waived or modified when the adjoining land is an R district and is used for off-street parking as permitted by the provisions of Sect. 9-609.
11. Transitional screening and barriers may be waived or modified where the subject property abuts a railroad or interstate highway right-of-way, except the Dulles Airport Access Road.

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12. The Director may waive or modify the barrier requirements where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective.
13. The Director may waive or modify the barrier requirements for single family attached dwelling units where a six (6) foot fence has been provided to enclose a privacy yard on all sides, and such fence is architecturally designed and coordinated with landscaping techniques to minimize adverse impact on adjacent properties.
14. Transitional screening and barriers may be waived or modified for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.
15. In affordable dwelling unit developments, where the strict application of the provisions of this Article would preclude compliance with the provisions of Part 8 of Article 2, transitional screening and/or barriers may be waived or modified.

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### **PART 4     13-400     TREE COVER REQUIREMENTS**

#### **13-401     Tree Cover Requirement Standards**

1. All developments requiring submission and approval of a site plan shall include the preservation and planting of trees on the site to the extent that, at maturity of ten (10) years, minimum tree cover shall be provided as follows:

<b>Zoning Districts</b>	<b>Percentage Cover</b>
Commercial; Industrial; PDC; R-20; R-30; PDH-20; PDH-30; PDH-40; PRM; R-MHP; medium and high density areas of a PRC District	Ten percent (10%)
R-12; R-16; PDH-12; PDH-16	Fifteen percent (15%)
R-A; R-P; R-C; R-E; R-1; R-2; R-3; R-4; R-5; R-8; PDH-1; PDH-2; PDH-3; PDH-4; PDH-5; PDH-8; low density areas of a PRC District	Twenty percent (20%)

2. The tree cover requirement may be met through the preservation of existing trees and/or the planting of trees. Existing trees which are suitable for use in compliance with the provisions of the Public Facilities Manual may and should be used to meet the tree cover requirement. Existing trees which are intended to be preserved and used to meet the tree cover requirement shall be selected in accordance with the Public Facilities Manual and the area around such existing trees shall be designed so that the existing trees can reasonably be expected to survive for a minimum of ten (10) years in accordance with the Public Facilities Manual. Trees to be planted to comply with the tree cover requirements shall be selected and planted in accordance with the Public Facilities Manual such that they can reasonably be expected to survive a minimum of ten (10) years.

Planted trees that may qualify for tree cover credit shall include the trees in interior parking lot landscaping, peripheral parking lot landscaping, foundation planting, transitional screening, landscaped open space, revegetation, tree supplementation, tree replacement, tree transplants and other trees that are planted on the site.

3. The tree cover requirement shall be calculated and shown on the landscaping plan approved by the Director in accordance with the provisions of the Public Facilities Manual.
4. Compliance with these requirements by the approval of a landscape plan and by subsequent release by the Director of agreements and securities related to the landscape plan shall be deemed to meet the requirement of tree cover at a maturity of ten (10) years.

When required tree cover is contained on individual lots in residential districts, an individual shall not be precluded from adding, removing, or relocating tree cover provided the developer has been released from all agreements and securities related to the landscape plan and the landscaping is not required as part of a proffered condition or an approval condition of a special exception, special permit or variance.

5. A waiver or modification of the parking lot landscaping or transitional screening requirements shall not be deemed a waiver or modification of the requirements of this Part.

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6. In a Commercial Revitalization District, tree cover shall be provided in accordance with the provisions of that District.

**13-402** (Deleted by Amendment #02-341, Adopted February 11, 2002, Effective April 15, 2002, 12:01 a.m.)

**13-403** (Deleted by Amendment #02-341, Adopted February 11, 2002, Effective April 15, 2002, 12:01 a.m.)

**13-404** **Modifications**

1. Where development is proposed on sites which consist of farm land, pasture land, or other similar areas devoid of trees, the Director may approve a modification of the tree cover requirement which results in a reduction of the required tree cover by up to fifty (50) percent. The resulting tree cover requirement shall be met with trees which are a minimum of five (5) feet in height at the time of planting and/or seedlings as approved by the Director.
2. The Director may approve a modification of the tree cover requirement to the minimum extent necessary for a reasonable use of the lot where the strict provisions of this Part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot.
3. The Director may approve a modification of the tree cover requirement for additions to or modifications of existing structures or uses to the minimum extent necessary so that the requirement would not result in the existing structure or use being unable to meet some other requirement of this Ordinance or the Public Facilities Manual.
4. The Director may impose conditions to any modification in order to assure that the results of the modification will be in accordance with the purpose and intent of the Part.

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## TRANSITIONAL SCREENING AND BARRIER MATRIX

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Dwellings, detached																	
2. Dwellings, attached	1 B,A *																
3. Dwellings, multiple family Dwellings, mobile home	1 D,E or F	1															
4. Child care centers Churches, chapels Nursery schools Private schools	1 D,E or F	1 D,E or F	H														
5. Community uses (Group 4)	1 D,E or F	1 D,E or F	1 D,E or F	A,B or C	H				H								
6. Inst. providing housing, general care for indigent, orphans & the like Medical care facilities	2 D,E or F	2 D,E or F	1 D,E or F														
7. Financial institutions Funeral chapels	1 D,E or F	1 D,E or F	1 B or C	H													
8. Business service & supply service establishments Eating establishments Funeral homes Garment cleaning establishments Kennels Offices Personal service establishments Repair service establishments Retail sales establishments w/out outside display Veterinary hospitals	2 D or F E*	2 D or F E*	1 D or F E*	1 A,B or C	H												
9. Bus, railroad stations Car washes Drive-in banks Drive-through pharmacies Fast food restaurants Plant nurseries Retail sales establishments with outside display Service stations Service station/mini-marts Truck rental establishments Theatres, to include drive-in motion picture Vehicle light service estab. Vehicle sale & rental estab.	3 E,F or G	3 E,F or G	2 E,F or G	D,E or F	H												
10. Hotels, motels	2 E,F or G	2 E,F or G	1 E,F or G	H	H												



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### TRANSITIONAL SCREENING AND BARRIER MATRIX

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
11. Commercial recreation uses (Group 5)	2 D,E or F	2 D,E or F	1 D,E or F	D,E or F	H												
12. All other quasi-public uses (Category 3)	2 D,E or F	2 D,E or F	2 D,E or F	1 A,B or C	D,E or F												
13. Mini-warehousing estab. Production, processing estab. as permitted in I-3, I-4 Districts Scientific research & dev. estab. Wholesale trade estab.	2 D,E or F	2 D,E or F	2 D,E or F	D,E or F	H	H		H	H								
14. Light public utility uses (Category 1)	3 D,E or F	2 D,E or F	2 D,E or F	1 D,E or F	1 D,E or F	1 A,B or C	1 A,B or C	D,E or F	D,E or F								
15. Contractor's offices & shops Heavy equip. & spec. vehicle sale, rental & service estab. Heavy public utility uses (Category 2) Lumber & bldg. material yards Motor freight terminals Storage yards Vehicle transportation service estab. Warehousing facilities	3 D,E or F	3 D,E or F	3 D,E or F	1 D,E or F	1 D,E or F	1 A,B or C	1 A,B or C	D,E or F	D,E or F								
16. Production, processing estab. as permitted in I-5, I-6 Districts Junk yards Motor vehicle storage & impoundment yards Recycling centers Vehicle major service estab.	3 D,E or F	3 D,E or F	2 D,E or F	1 D,E or F	1 D,E or F	1 D,E or F	1 D,E or F	1 D,E or F	1 A,B or C	1 A,B or C	1 A,B or C	D,E or F			1 A,B or C		
17. Heavy industrial uses (Category 5) Mixed waste reclamation facilities	3 D,E or F	3 D,E or F	2 D,E or F	1 D,E or F	1 A,B or C	1 D,E or F	1 D,E or F	1 A,B or C	1 A,B or C	1 A,B or C	1 A,B or C	D,E or F			1 D,E or F	1 D,E or F	

\* As may be required by the Director